



9 Marlborough Place

Lymington, SO41 9LX

SPENCERS
COASTAL





A beautifully presented four bedroom detached house, having been built in 1996, is situated in a small private cul de sac, a short walk to town. The property enjoys a high specification, ample natural light, with a large driveway, garage and a pretty southerly facing rear garden.

The Property

The glazed front door opens into the lobby and the inner front door leads into the spacious hall with a staircase to the first floor and a useful store room and WC. A doorway leads to the central sitting room with doors lead to the spacious dining room/ kitchen which is fitted with a bespoke range of dove grey coloured cabinets with downlighting and granite work surfaces. A range of appliances include a built in microwave, dishwasher, and a stylish concealed fridge, Further Double doors lead to the light, airy conservatory which opens up to the rear southerly facing garden with a paved dining terrace.

£720,000



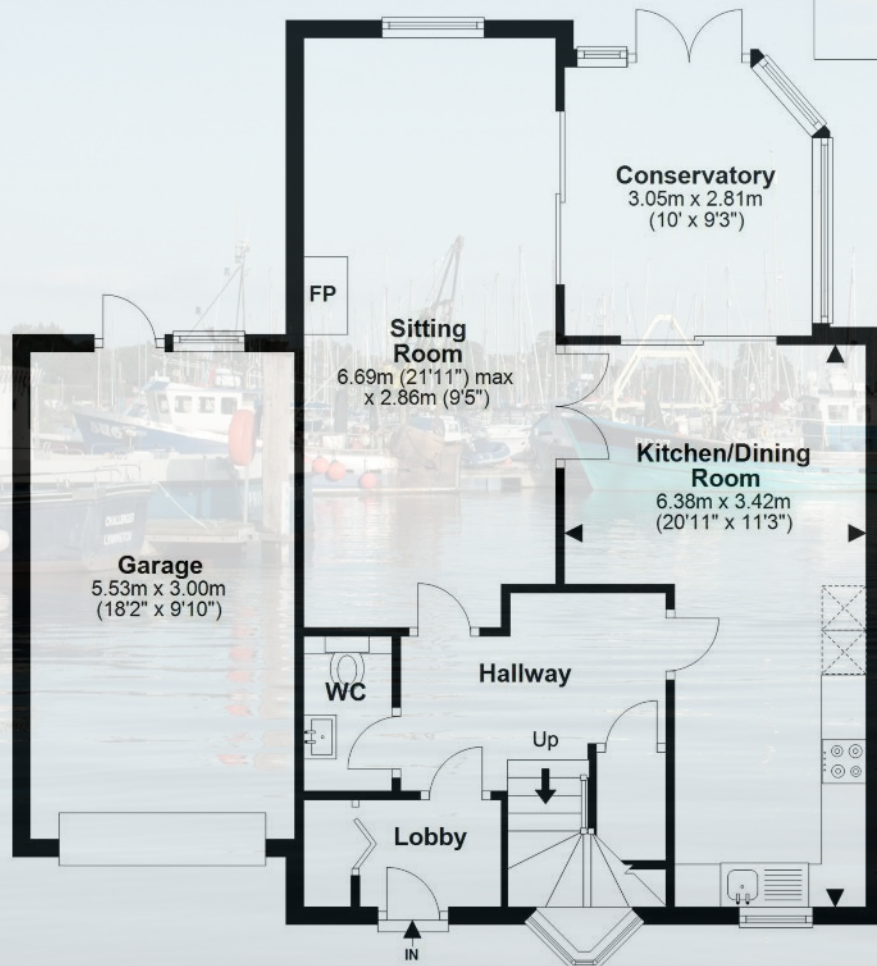
FLOOR PLAN

Approx Gross Internal Areas

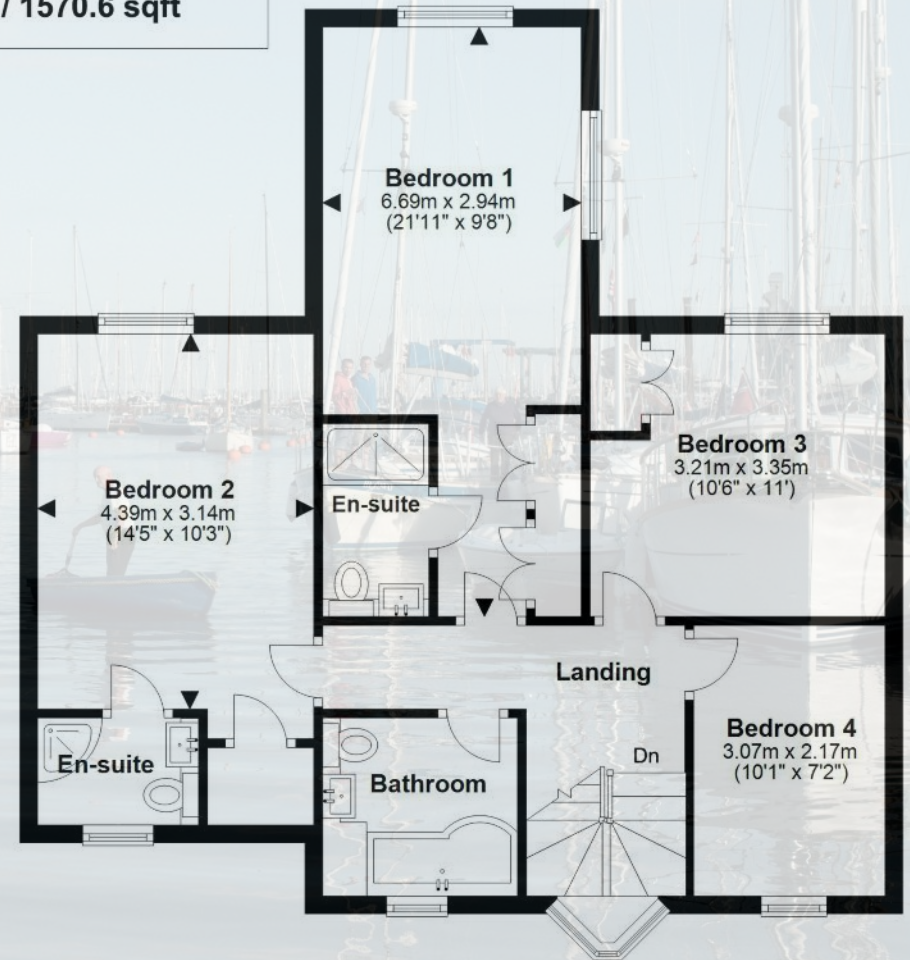
House: 119.8 sqm / 1289.2 sqft
Conservatory: 8.9 sqm / 96.2 sqft
Garage: 17.2 sqm / 185.2 sqft

Total Approx Gross Area:
145.9 sqm / 1570.6 sqft

Ground Floor



First Floor





The property is a lovely family home a short walk up to the local school and the high street.

The Property continued . . .

Upstairs the accommodation continues to impress with four well-proportioned bedrooms, two benefiting from their own en-suite. The master bedroom has a range of built in wardrobes. The remaining bedrooms share access to a family bathroom, beautifully equipped with modern fixtures and fittings.



Directions

From our office in Lymington, proceed down the High Street and take the first turning on the left onto New Street. At the junction turn left onto Avenue Road then at the traffic lights turn right onto Southampton Road. At the roundabout take the first exit onto Alexandra Road and then the first turning into Marlborough Place. The property will be found after a short distance in on the left hand side.



Grounds & Gardens

To the front of the property, there is a large drive providing ample parking for several vehicles, with a garage and a small lawned area bordered by hedging. The south facing rear garden is of a good size and offers a good degree of privacy, being bordered by close board fencing and benefiting from a shed and having a gate to the front. It is mainly laid to lawn and enjoys mature trees and shrubs.



Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.



Services

Tenure: Freehold

Property Construction: Brick faced elevations under a tile roof

Estate Management Charges: Yes, gardens and car park. Annual amount Payable - In the region of £350.00. Please enquire for further details.

Parking: Private Driveway

Mains gas, electric, water & drainage

Heating: Gas central heating

Council Tax Band: E

Energy Performance Rating: D Current: 65 Potential: 81

Moderate mobile coverage with EE and O2.

Superfast broadband available with speeds of up to 80 Mbps is available at the property (Ofcom)

Conservation Area: No

Flood Risk: No risk

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:
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